

# PHILIP WOOLLER

## SALE AGREED



WILLOW VALE W12 • SHEPHERD'S BUSH  
£750,000 FREEHOLD



- 3 bedrooms
- Bathroom
- Double reception / dining
- Kitchen
- Patio Garden
- Boarded loft storage
- Good design and finish throughout
- Planning granted for loft conversion / drawings available

Type  
Victorian house

Gross internal floor area  
1001 sq ft / 93 sq m approx.

Nearest stations  
Shepherd's Bush Market (Hamm. & City and Circle Lines) Shepard's Bush (Central Line)

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### Willow Vale, W12

Approximate Gross Internal Area 93 sq m / 1001 sq ft  
(Including loft of 20 sq m / 215 sq ft)



Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

## IMPORTANT NOTICE

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